



Thurlstone Road, Ruislip, HA4 0BS



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Gibson Honey are delighted to present this extremely spacious EXTENDED 1930's built three bedroom mid-terrace property which has been refurbished to a high standard. Situated in this prime location, this large family home briefly comprises: Spacious bay-fronted living room, separate through lounge/dining room, recently fitted kitchen and large bathroom suite. The property benefits include: off street parking, low-maintenance rear garden, recently built garage located at the bottom of the garden which has access via a secured service road. Set on this highly popular residential road within walking distance of both Ruislip High Street and Ruislip Manor. Located in close proximity to a number of local schools including Sacred Heart, Ladybankes and Ruislip High. The property is conveniently located, with Ruislip Manor & Ruislip Gardens stations just a few minutes walk away, offering access into London via the Metropolitan, Piccadilly and Central lines. For the motorist, the A40/M25 is within striking distance.



ENTRANCE HALL

Front aspect double glazed frosted windows, front aspect door, engineered wooden flooring, under stair storage housing meters, stairs to first floor landing, doors to:

LIVING ROOM

Front aspect double glazed bay window, engineered wooden flooring, coved ceiling, downlighting.

THROUGH LOUNGE/DINER

Rear aspect double glazed window, rear aspect double glazed double doors to rear garden, engineered wooden flooring, coved ceiling, downlighting, feature fireplace, double radiator x 2, door to:

KITCHEN

Rear aspect double glazed window, tiled under floor heated

flooring, a range of base and eye level units, gas hob with five rings, extractor hood, inset sink with mixer taps x 2, downlighting, space for fridge freezer, integrated appliances including dishwasher and oven.

FIRST FLOOR LANDING

Hatch to loft space, doors to:

BEDROOM ONE

Front aspect double glazed bay window, radiator, built in wardrobes.

BEDROOM TWO

Rear aspect double glazed window, radiator.

BEDROOM THREE

Front aspect double glazed window, radiator.

BATHROOM

Rear aspect double glazed frosted window, tiled under floor heated flooring, tiled walls, downlighting, panel enclosed bath with shower attachment and mixer taps, wall mounted wash hand basin, low level wc, integrated washing machine, storage cupboard x 2.

FRONT

Off street parking.

REAR GARDEN

Mainly laid to lawn, patio area, panel enclosed fence, rear access via service road, door to:

GARAGE

Rear aspect double glazed window, up and over door, power and lighting.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,027.49

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

Ruislip Gardens (0.4 Miles) - Central line
Ruislip Manor (0.5 Miles) - Metropolitan/Piccadilly.
Ruislip (0.6 Miles) - Metropolitan/Piccadilly.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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